

Antelope Property Association
Annual Meeting of Members
Saturday, June 7, 2008

In attendance: (sign in sheet on file with secretary). 35 property owners were in attendance, including four (4) Board Members (constituting a quorum).

Cathy called the meeting to order at 4:10 p.m. and thanked those that helped with the clean up.

Karen Reddick was appointed secretary for the annual meeting

Cathy then introduced the Board members: Chuck Reers, Linda Lehrer, Tim Ardueser, and herself. (Absent Board members included: Eva Bostedt, Jeff Toussaint, Kevin George.)

Cathy read the Treasurer's report in Jeff's absence and asked for a motion to approve the Treasurer's report. Tim Ardueser made a motion to approve the Treasurer's report. Linda seconded. No discussion from members. Motion approved.

Committee chair reports

Common Grounds (Sue Glenn): Sue again thanked those that came out to pull weeds and lay the 12 yards of mulch at the three entrances. The entrance signs project has been put on hold for now in anticipation of the Arapahoe Rd. widening. Thanks to everyone that mows their front easement as it helps make the neighborhood look nice and keeps the noxious weeds from taking over. Sue also asked that when you do mow your yards, that you not mow under 3" as this helps stop erosion and run off. The flag at the East entrance had to be replaced once again as the pool broke. Sue asks that if any property owner sees something that needs to be done regarding the common grounds, that you let her know.

Discussion regarding the canopy then ensued. Linda stated there is \$2,000 in the special events committee budget and she will look into a better and easier tent.

Voting Committee (Mike Lucas): Mike handed a "Proposed Property Owners Association Covenant Amendment Voting Procedures" document to those in attendance and asked everyone to read the proposal and comment to Mike at firehunter1979@hotmail.com or if you do not have email call him at 303-693-3063. If you did not attend the annual meeting and would like a Procedure document, please contact Mike Lucas.

New Business

Cathy opened new business with discussion regarding the Boy's Hope/Girl's Hope Group Home proposed for the vacant lot at 6741 South Gibraltar Court.

Cathy put to rest any rumor that the Board's argument with allowing the BHGH home into the neighborhood is racially motivated as declared by recent emails. THIS IS NOT TRUE and Cathy stated she was personally offended by this rumor. The Board's only argument with the BHGH home is covenant compliance motivated and nothing more.

With that said, Cathy then stated that after much due diligence and research and discussion with the association's attorneys, we have come to some legal definitions under state and federal law. Antelope's covenants prohibit the operation of a business out of a residence, and further limit each residence to a single-family/residential use. Under the Colorado Fair Housing Practices Act, and the Federal Fair Housing Act, as well as case law interpreting these statutes, "familial status" is a protected class and any discrimination against this class is prohibited. The children housed in the Boys Hope Girls Hope home fall within this definition of "familial status," as they are under the age of 18, and have their parent's permission to live at the home. The Association must permit the group home, as enforcement of the Association's covenants prohibiting a business such as the group home (involving familial status) would be held to be discriminatory and contradict both state and federal law. The home is contrary to the covenants, but state and federal law preempts the covenants in this case. The Association will be discussing other issues such as traffic, water usage, the Antelope sign, etc. with the owners of the group home. We have been advised that allowing the group home in our community does not in any way pave the way for other businesses, and the home will also be subject to all other provisions of the governing documents. The Board will provide Owners with the City of Centennial meeting and hearing schedules for those interested in providing public comment and participating in the Centennial approval process. More information about the home can be found at www.boyshopegirlshope.org/colorado.

New Board Member Elections:

Cathy then introduced the three (3) candidates for the three (3) Board vacancies: Linda Lehrer; Sandy Ricard; Art Harter. Cathy then opened nominations from the floor. No nominations were announced. Bob Bjorkland moved that the nominations from the floor close. Cathy seconded the motion. No discussion. Motion approved unanimously.

Tim Ardueser then moved to elect the three (3) candidates to the Board by show of hands. Bob Gesner seconded the motion. No discussion. Motion approved unanimously.

Cathy made a motion that the three (3) vacant positions be filled by the three (3) candidates. Patty seconded the motion. No discussion. Motion passed unanimously.

Linda, Sandy, Art elected to the Board by a unanimous show of hands. No opposed.

Old Business

There was no old business to discussion. Cathy then opened the floor to those that signed up to speak at the meeting.

Barb Toussaint: Barb offered the suggestion that if there is a strong desire from residents in Antelope West wanting to form their own association separate from Antelope East and form two neighborhoods and two POAs that a committee could be formed to check into cost, legalities, etc.

Patty McCormack: Patty wanted to inform the Board that if the Board holds an Executive Session that they would have to comply with the State of Colorado laws. Cathy stated that the Board has never held an Executive Session, but if they did they would comply by all required laws.

Cathy then asked for a motion to adjourn the meeting. Patty McCormack made the motion to adjourn, Laurel Myers seconded the motion. No discussion. Motion approved. Meeting adjourned at 5:00 p.m